

Special Zoning Commission Public Hearing and Administrative Meeting

February 17, 2015

The Zoning Commission held a Special Public Hearing and Administrative Meeting on Tuesday, February 17, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

Members Present: D. Fuller, A. Llewelyn, L. Pepin, L. Manos, T. Smith

Also Present: G. Lorentson

Members Absent: None

Call to Order: Chairman Fuller called the Public Hearing to order at 7:04 p.m.

Public Hearing

1350 Barnum Avenue – Petition of Steel Gate Equity, LLC for approval of a Special Case under Section 20 of the Zoning Regulations in order to construct a new retail building on property located in a CA District – Attorney John Knuff, representing the petitioner, submitted two (2) sets of Certificates of Mailings, submitted letter from Karen Kaiser, Director of Economic Development, and submitted and reviewed “Stratford Plan of Conservation and Development”. He also reviewed Police and Fire Department comments and noted the Board of Zoning Appeals has granted a variance. He discussed the site plan and use for the building. Seeing no members of the public speaking in favor or in opposition of this petition, Mr. Llewelyn made a motion to close this petition. The motion was seconded by Ms. Pepin. The Motion carried unanimously.

3044 Main Street – Petition of Longbrook Station, LLC to amend the original application to create a new Section 28 entitled “Housing Opportunity Development Zone” (HODZ), change the zone from a CF District to a HODZ and for approval of a site plan in order to construct an affordable housing development under Section 8-30g of the State Statutes – Attorney Bellis, representing the petitioner, presented the modification to the original plan noting this addresses the concerns of the Zoning Commission. There will be thirty-three (33) one bedroom apartments and twelve (12) two bedroom apartments with seventy-five (75) parking spaces in the modified plan.

Pat Rose, Rose-Tiso and Company, reviewed the amended site plan noting the two bedroom apartments would be 850 sq. ft. and the one bedroom apartments would be 550 sq. ft. There

would also be covered parking. Overall coverage would be 32% with another 26.8% open space. Height of the building would be 52’.

Manny Silva, Rose-Tiso and Company, discussed the roof runoff and filtration system. 30% of apartments would be offered as affordable housing – seven one bedroom apartments and seven two bedroom apartments. Commissioners questioned the generator, retaining wall, snow removal plan, fencing and 4’ walkway.

Seeing no members of the public speaking in favor or in opposition of this petition, Mr. Llewelyn made a motion to continue the Public Hearing until March 4th. The motion was seconded by Ms. Pepin. The Motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 8:04 p.m.

1350 Barnum Avenue – Petition of Steel Gate Equity, LLC for approval of a Special Case under Section 20 of the Zoning Regulations in order to construct a new retail building on property located in a CA District - – Ms. Pepin made a motion to take this petition off the table. The motion was seconded by Mr. Llewelyn. The motion carried unanimously. Chairman Fuller noted this is what the Transit Oriented District is striving to do. The front façade of the building was discussed by the Commissioners with the glazing of the front windows as a suggestion. **Mr. Llewelyn made a motion to approve the petition with the stipulation that the front be glazed and final plans be submitted to the Commission. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Approval of Minutes – Chairman Fuller made a motion to approve the minutes of December 18th with the correction under Medical Marijuana that Rosa DeLauro is a Congresswoman. The amended motion was seconded by Mr. Llewelyn. The motion carried unanimously. Ms. Manos made a motion to approve the minutes of January 29th. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M. Site Plan Review- None

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) **Regional Transit Oriented Development Pilot Project** – Will vote on February 24th.
- 2) **Town of Conservation and Development** – No report

Letter from Fairfield County Community Foundation – Request for banner – Mr. Lorentson informed the Commission they are looking to put up a 3' x 6' banner also noting there is no location in mind. Commissioners discussed location and type of banner to be used. **Chairman Fuller made a motion to deny the petition due to the lack of location and type of banner. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Connecticut Bar Association – Land Use Seminar – Mr. Lorentson noted this seminar will be held on March 21st. and questioned if any Commissioners would like to attend. Chairman Fuller expressed an interest in attending.

Goal Setting

1. Other:

- Commissioner discussed the installation of the cell tower at Longbrook Park.
- Commissioners questioned the height of the building at 3044 Main Street in comparison to the St. Vincent's Medical Facility.
- No update on the Greenway
- Chairman Fuller noted that the Traffic Authority is doing a broader study in the vicinity of Rosenberg and Press application
- Mr. Llewelyn reported traffic study being done on the possibility of closing King Street for the Stratford High School project
- John Dempsey has been appointed as an alternate on the Zoning Commission

2. Affordable Housing – No Report

3. SAEP Property – No Report

4. Medical Marijuana – No Report

5. Signage – It was suggested the Commissioners revive the talks as soon as possible

6. Parking – Will do same time as signage.

There will be a regular meeting on February 24th - Towns' Attorney's will address 3044 Main Street on March 4th and the rebuttal will be on March 9th

There being no further items to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Smith. The meeting adjourned at 8:48 p.m.

Respectively Submitted,

Gail DeCilio